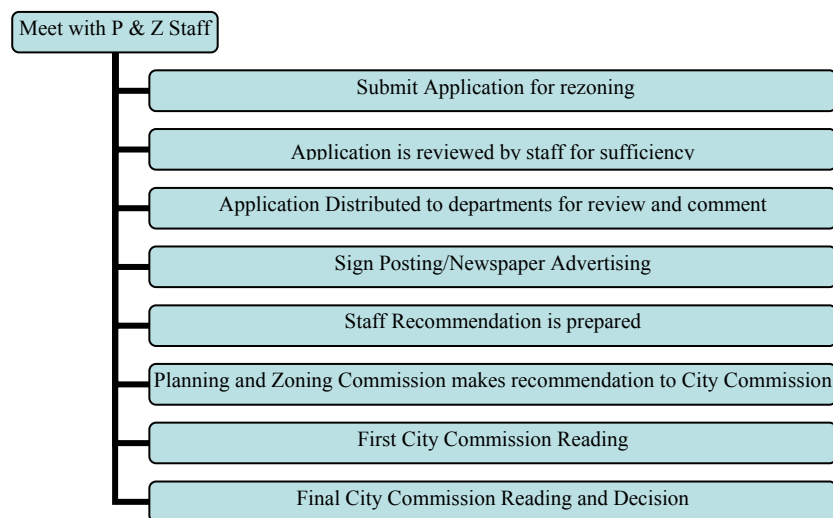


Rezoning

Rezoning is the process of changing the allowable uses on a parcel of land from one category of legal uses to another. For example, a property is zoned in a commercial (business) category, and the owner wishes to utilize the property for an industrial (manufacturing) use. The property would need to be assigned a different zoning category to allow the new use. Another example could be the rezoning of a residential district to a higher density residential district. All rezoning must be accomplished within the broad overall categories of the City's adopted Growth Management Plan, taking into account the assigned future land use category, surrounding land uses and zoning categories, and the impact of the new zoning on the surrounding land uses.



1. Make an appointment to meet with Planning and Zoning Division Staff to review the process and requirements for rezoning.
2. Submit a completed rezoning application.
3. Staff reviews the applications for sufficiency, to determine if additional information is needed to process the application.
4. Site is posted and advertised for public hearing.
5. The application is distributed to City departments for review and comment.
6. Staff reviews the application for consistency with legal requirements, including the adopted Growth Management Plan and forwards its recommendation to the Planning and Zoning Commission for its recommendation.
7. The Planning and Zoning Commission holds an advertised public hearing, and sends a formal recommendation to the City Commission.
8. The proposed annexation is presented to the City Commission for two readings.
9. The City Commission issues a final determination at the second reading.